

20240702000200800
07/02/2024 03:36:58 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Christy Boyles and Greg Boyles
1052 Seminole Place
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SIX THOUSAND AND 00/100 (\$406,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Theodis Sanders, III and Jerlanda Metcalfe Sanders, husband and wife, and Gabriel Metcalfe, a married man**, whose address is 3810 West View Way, Hoover, AL 35244 (hereinafter "Grantor", whether one or more), by **Christy Boyles and Greg Boyles**, whose address is 1052 Seminole Place, Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Christy Boyles and Greg Boyles, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1052 Seminole Place, Calera, AL 35040 to-wit:**

Lot 192, according to the Survey of The Reserve at Timberline, Phase 2, as recorded in Map Book 39, page 27, in the Probate Office of Shelby County, Alabama.

The herein described property conveyed does not constitute the homestead of the Grantor, Gabriel Metcalfe, nor the homestead of his respective spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$345,100.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of July, 2024.



Theodis Sanders, III



Jerlanda Metcalfe Sanders

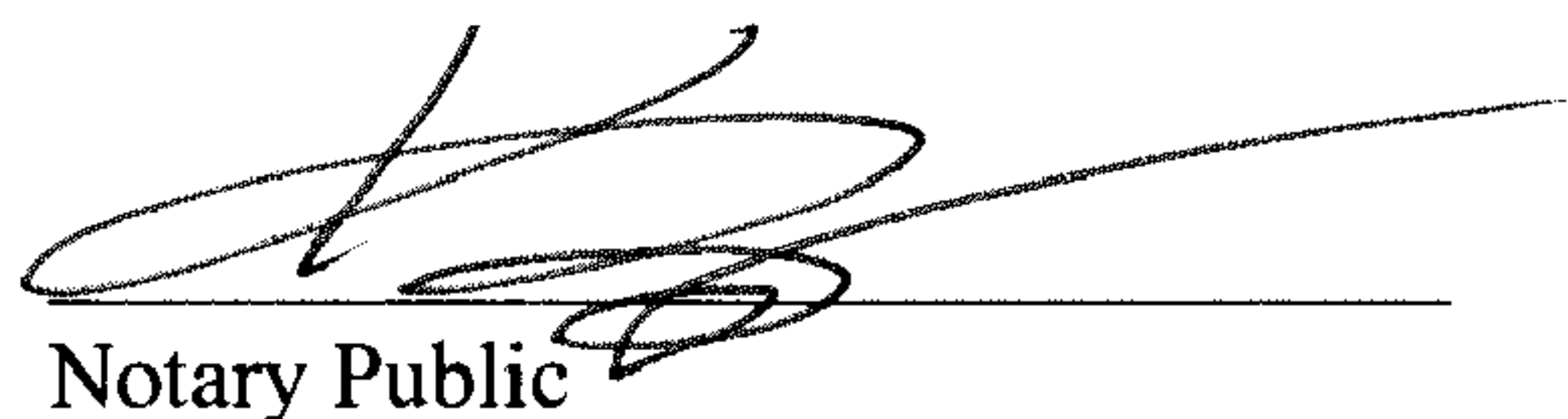


Gabriel Metcalfe

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Theodis Sanders, III, Jerlanda Metcalfe Sanders, and Gabriel Metcalfe whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

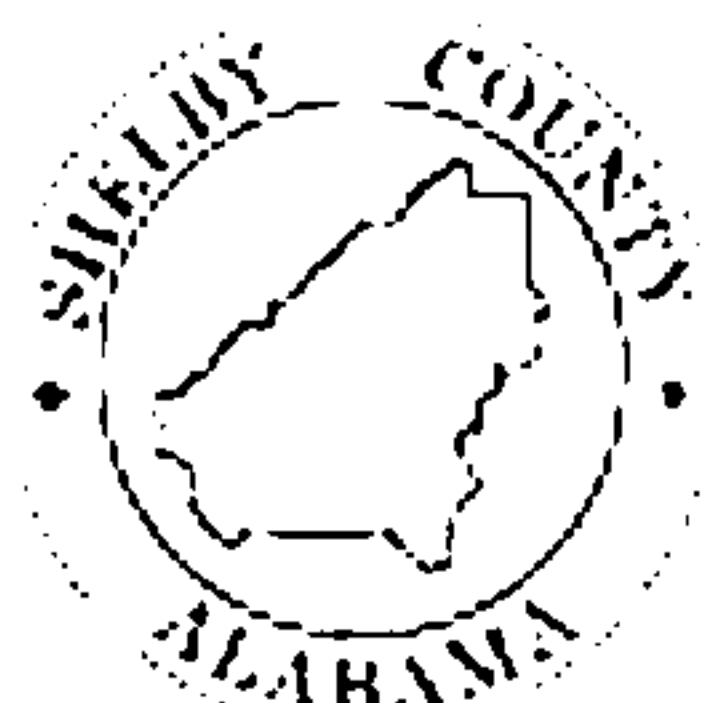
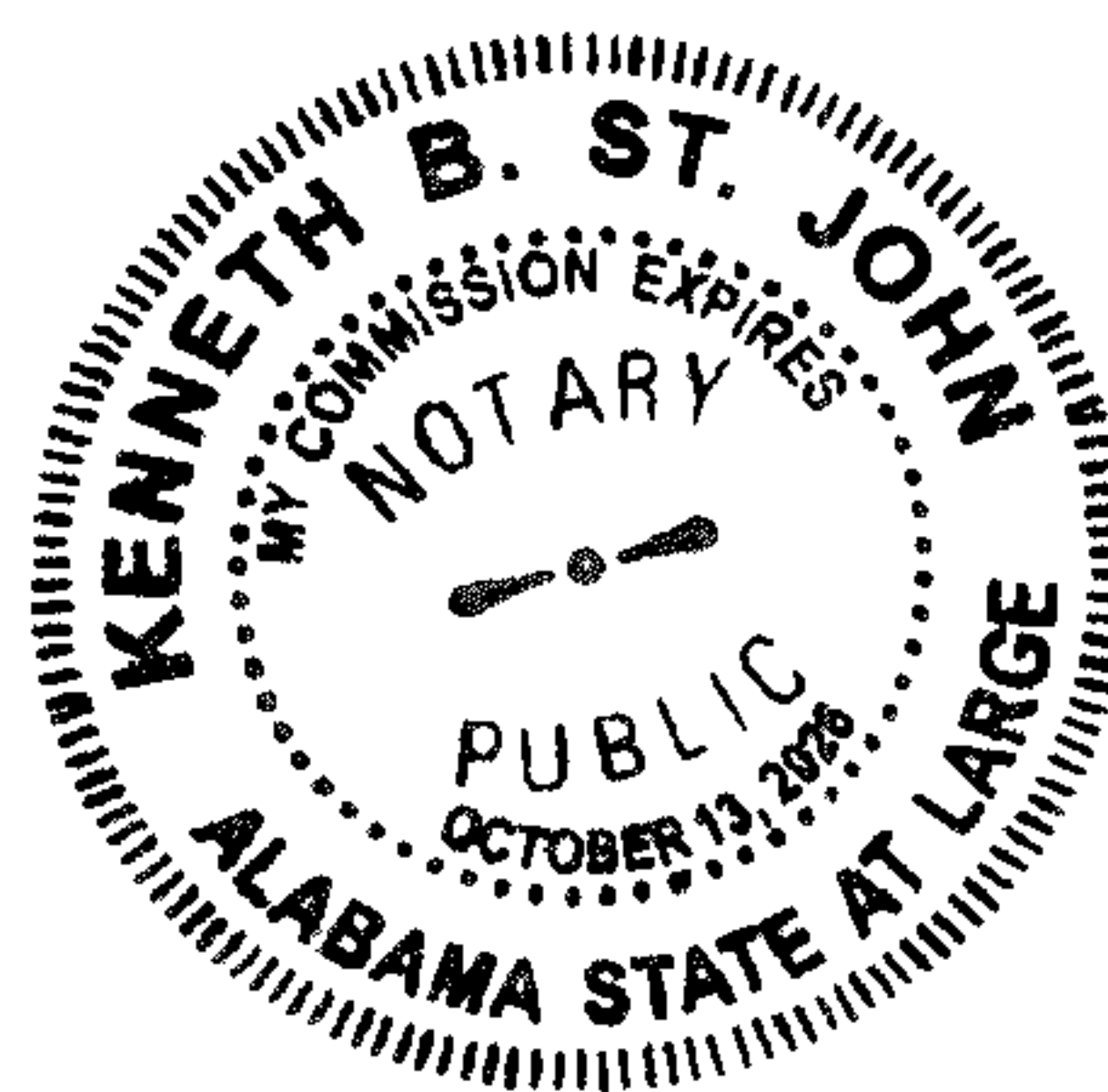
Given under my hand and official seal this 2nd day of July, 2024.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 03:36:58 PM
\$86.00 PAYGE
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Allen S. Bayl